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KENMORE ASSOCIATION

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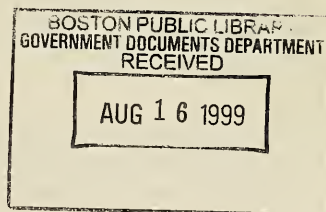
Pearl:

Enclosed are copies of the Kenmore Association's latest newsletter,
which you requested.

Our organization appreciates your effort to inform more people
of the movement in the Kenmore neighborhood.

Please feel free to contact me if I can be of further assistance.

Paul
Paul W. D'Addario
Executive Director



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M. A. A. A. A.

KENMORE NEWS

August, 1979

KENMORE ASSOCIATION INC., P.O. Box 644, Kenmore Station, Boston, Mass. 02215

THE FIRST IS FIRST IN KA'S CAPITAL FUND DRIVE

The First National Bank of Boston's Kenmore branch is the first contributor to the Kenmore Association's capital fund drive. In announcing the \$500 grant, branch manager Shirley Dunlap said, "We believe in the goals of the Association and are impressed by the progress that has been made during its short existence."

KA President Sonny Monosson praised the bank and Shirley, and said other firms will be approached for similar contributions. He added, "The First has set an example of the civic responsibility needed in our community."

The bank's announcement was good news for the KA, but was soon followed by an announcement that will mean a loss for us. As of September 17, Shirley will become manager in charge of operations, for the First's Brighton branch. She has been a dedicated community leader and the KA will miss her. We wish her much success in her new position.

****KENMORE DEVELOPMENT****

HCHP MOVES

The Harvard Community Health Plan (HCHP) moved its Kenmore Center from 690 Beacon St. to Two Fenway Plaza, during August 2-7. Their administrative offices, now located at 80 Brighton Ave., will move to One Fenway Plaza this fall.

The new Health Center, located where the S.S. Pierce warehouse once stood, plans to serve 52,000 members, compared with a 37,000 capacity at their former site.

A center skylight brightens the interior, which will be decorated with plants, paintings, tapestries and S.S. Pierce memorabilia. HCHP designed the new structure, "to emphasize convenience and efficiency without sacrificing a warm, personal atmosphere." They will soon hold a tour for their Kenmore neighbors.

ART INSTITUTE EXPANDS

On July 24, Boston's Board of Appeal granted The Art Institute of Boston a variance to occupy, for educational purposes, leased space at 710 Beacon Street. The KA's Directors voted not to object to the application at their June 26 meeting.

The Art Institute will install a second art gallery, (open to the public) administrative offices, and studios for graphic design majors. The space has been vacant for several years and the changes will not adversely affect the city's tax revenue.

SKATING RINK APPROVED

Boston Licensing Division Chief, Richard Sinnott, has approved an application for a roller skating rink to operate on the third floor at 145 Ipswich Street. The KA did not oppose the application at the July 11 public hearing.

There had been concern that granting the license would add alcohol related activities to the neighborhood. However, alcohol was not included in the developers' plan of operation, which they outlined to the KA.

The developers (Steven Foster, his wife Gillian, and his sister and brother-in-law) are renovating the rink's location. They expect to open in late August, and plan to join the KA.

The above developments, and the future businesses planned for the Kenmore area (Mexican restaurant, office supply store, furniture store) illustrate that a variety of firms are realizing the tremendous business potential our neighborhood offers.

KA PUBLICITY

The press is also realizing Kenmore's potential. Real Estate Editor Anthony Yudis, wrote in The Boston Sunday Globe of June 17, that Kenmore "has been allowed to grow haphazardly" and that the KA represents an organization formed to monitor the area's development.

Mr. Yudis also noted the KA's interest in the future of the property formerly owned by Graham Jr. College. Several readers of the article requested more information about our organization.

Rep. Barney Frank, who has indicated his support of the KA's goals, has also shown concern for the future of the Graham buildings.

****CLEANING UP KENMORE****

With the help of Peter Dinkel of the Fenway Little City Hall, the KA organized a Kenmore clean up on Saturday, June 16. Six volunteers from the Massachusetts Department of Correction's Park Drive Pre-Release Program, assisted with the clean up.

KA members Bob Bakst (Kenmore Deli), Harold Gordon (Kenmore Wine) and Sonny Monosson (American Computer Group) should be commended for their work in the project; especially Sonny, who pruned every tree in the square!

(The KA shared information with the following departments to establish the responsibilities of area merchants and government officials. By knowing our responsibilities, we can all work together to benefit our neighborhood)

HIGHWAY DEPARTMENT

According to Donald Griffin, a machine from the Highway Department cleans the gutters in the Kenmore Square area at approximately 5 a.m., "at least four days a week," and the morning after each Red Sox home game. Also, a cart roams the area Monday thru Friday mornings (and weekends if there are baseball games). The cart's driver shovels litter left on the sidewalk near the curb. The city is NOT responsible for sweeping the sidewalks. When businesses sweep their property, they should also sweep the sidewalk in front of it.

PUBLIC WORKS DEPARTMENT

The KA requested that Boston's Sanitation Department provide more refuse containers throughout our area. And on July 2, they installed new poll baskets, which have been effective. Efforts are being made to install even more baskets. More area merchants, especially those who serve take-out items, should maintain an outside container for their customers.

The Back Bay Yard clean up crew responded to KA calls and cleaned the tree and bush areas where litter collects. And Parks and Recreation Commissioner Alan Austin, met with the KA and agreed to continue maintaining these areas, and replacing the plantings when necessary. He also will study the possibility of building higher walls around the plants near the Kenmore busway, to prevent pedestrians from walking through the area.

The "T"

John Kiley, of the MBTA, toured the Kenmore subway and busway with the KA and arranged to have the entrances painted and ordered replacements for the signs in the entrances. The "T" also cleaned the busway and installed containers (at our request) near the subway turnstiles.

HOUSING INSPECTION DEPARTMENT

Rats.

It's no secret that the unwelcome rodents are seen in alleys in various sections of the city. Every Wednesday, Steven Searles, senior housing inspector, and an extermination company hired by the city, treat sites throughout the Back Bay that are known to have heavy rat populations. They also inspect specific complaints.

On June 27, after a complaint by the KA, Searles and a representative from the extermination company inspected locations in the Kenmore area. Searles stated in his report, that the following were treated for rodents: rear and side yard of 140-148 Bay State Road; alleys to rear of 110, 111, 113, 115, Bay State Road; rear of Braemore Apartments (466 Commonwealth Avenue); rear restaurants off Kenmore Square (on both sides); rear parking lot behind 510-540 Commonwealth Avenue; alleys behind Charlesgate West. According to Searles, "These yards and alleys are treated for rodents regularly (weekly)."

We must work with the inspectors to control the rodent problem. Searles says merchants should maintain their dumpsters, which will cut off the rats' food supply. Fred Watson, housing inspector in charge of the rodent control program, suggests that when businesses hire an exterminator for the inside of a building, the exterminator also be hired to treat the outside of the building. "This way the problem areas will get a double treatment," explains Watson.

Specific rodent problems should be reported to the Housing Inspection Department early in the week to ensure that examination will occur during that week's regular inspection.

POLICE DEPARTMENT

In response to our questions concerning procedure for calling the police, District Four Captain Jim McDonald said to immediately dial 911 whenever police assistance is needed. These calls are given priority depending on their nature.

Captain McDonald also explained that there is a new police unit which responds to complaints of public drinking. Some KA members have stated that drinking in public is not uncommon. If you see such incidents, call the police. And be as specific about the situation as possible to help the police respond more effectively. Also, document every call (date, time, situation, police action) and send the information to the KA.

✓

We have helped merchants who have received unsatisfactory police attention-when we could document the incident. There are times when police protection is not as good as it should be. But unless we follow proper procedure and work together, the situation will not change.

NEW KA MEMBERS

The newest members of the Kenmore Association and their representatives are: Boston Kenmore Realty, 645 Beacon Street, (Ed Shamsi); Drs. Baraban-Sesen, 677 Beacon Street; Drs. Thiel-Rubin, 677 Beacon Street; Souper Salad, 524 Commonwealth Avenue, (Larry & David Reinstein); Berkman Children's Trust, 842A Beacon Street, (Bernard Berkman); Harvard Community Health Plan, Two Fenway Plaza, (Debbie Doyle); Northland Investment Corporation, 20 Walnut Street, Wellesley Hills, (Kevin McDonald). Northland manages the Kenmore Medical Building at 636 Beacon Street.

ALL persons who have a business interest in the Kenmore neighborhood are welcome to join the KA. Unfortunately some of the non-members are well known chain stores and/or frequent complainers. They are suprisingly quiet when asked to invest a small amount of time and money in efforts to improve their neighborhood.

TREASURER'S REPORT

The KA's fiscal year ended June 30, and Treasurer Harold Gordon's financial report, detailing all receipts and expenditures since we formed in February, 1978, is on file at our office (712 Beacon Street) and like all KA files, is available for inspection.

BE WATCHING FOR DETAILS OF THE GROUND-BREAKING CEREMONY FOR THE RENOVATION OF THE COMMONWEALTH AVE. MALL

Paul W. D'Addario
Editor

KENMORE ASSOCIATION INC.
P. O. Box 644
Kenmore Station
Boston, MA 02215

KENMORE NEWS

OCTOBER, 1979

KENMORE ASSOCIATION INC., P.O. Box 644, Kenmore Station, Boston, Mass. 02215

PLANS FOR FUTURE OF KENMORE HALL TO BE OUTLINED AT KA'S NEXT MEETING

Developers of the property located at 490 Commonwealth Avenue will present their plans to KA members at our October 23 meeting at the Lourdes Center.

There has been great concern and speculation about the future of Kenmore Hall and Wadsworth Hall; property formerly owned by Graham Junior College. Because of the land's impact on the neighborhood, the KA has made every effort to monitor plans for its new use.

KA members will have the opportunity to ask questions at our meeting; based on facts, instead of rumors.

CDBG GRANTS APPROVED FOR KENMORE

At our October 23 meeting, we will also discuss details of federal funds approved for our area. The Department of Housing and Urban Development has approved two KA Community Development Block Grant (CDBG) proposals totaling \$25,000. The Boston City Council and mayor first approved the proposals, and Boston's Office of Program Development will administer the programs.

Potential uses for the \$7500 grant for Kenmore Business District Amenities include new trees and tree guards, bicycle racks, waste baskets, and improved signage and lighting.

The other grant makes \$17,500 available for area businesses to participate in the RESTORE program. RESTORE offers a 20 percent rebate to merchants and property owners who improve their storefronts. The maximum rebate available is \$1,000.

Boston's Neighborhood Business District Program (NBDP) offers advice on an individual basis to participants in the program. In addition, the NBDP forms a design review committee in the neighborhood with business and residential representation.

The design review committee establishes guidelines aimed at creating unified storefronts and improving the overall attractiveness of an area. KA members William Willis (The Art Institute of Boston), Mike Tighe (Boston University), Jim Nestor (520 Commonwealth Ave. Realty), and Gregory Fossella (Gregory Fossella Associates), are the business representatives on the design review committee for the implementation of the KA's CDBG grant.

There will be a presentation at our October 23 meeting explaining how merchants and property owners can become involved in the RESTORE program.

WORK BEGINS ON COMM. AVE. MALL

If all goes according to schedule, you will see a new Commonwealth Avenue Mall, between Graham Street and Charlesgate West, by the end of the year.

The \$123,000 project includes grading sidewalks and curbs, planting bushes and plants, installing a new watering system, and constructing a four foot high steel picket fence around the mall. Federal funds channeled through the Massachusetts Heritage Conservation and Recreation Service, will pay 50 percent of the cost, and the City of Boston will pay the remainder.

At the ground breaking ceremony on August 28, KA President Sonny Monosson called the renovation, "...part of the movement by Kenmore businesses, residents, and property owners, to make the Kenmore community attractive for business development."

Also speaking at the ceremony were Deputy Mayor Kathy Kane, and KA member Madeline Kasden, Chairperson of the Kenmore Area Action Council, the local residents' group that lobbied four years for this project.

KA members Kenmore Wine and Kenmore Deli, and Paco's Tacos, a restaurant which will soon open in Kenmore Square, provided food and refreshments.

The Boston Ledger printed an article about the ground breaking and WEEI-AM broadcast an interview with KA Executive Director Paul D'Addario concerning the mall and other changes taking place in the Kenmore area.

MORE KENMORE PUBLICITY

In addition to the media coverage of the Commonwealth Ave. ground breaking, the KA's efforts received attention by The Boston Herald American in their September 16 issue. That day's Sunday magazine contained a cover story about Kenmore entitled, "Kenmore Square Fights Its Image".

The article's introduction reads: "For the first time in decades, merchants, property owners and permanent residents of this once elegant and charming neighborhood have joined forces to start long-neglected Kenmore up the ladder of respectability. There's a long way to go, but there's a new feeling of pride in the square these days."

In the articles final paragraph, author Paul Gillin observes that there are now many parties interested in Kenmore and, "For the first time in years it seems that some real efforts are being made to direct Kenmore steadily toward its potential. These efforts are just beginning to pay off."

IT'S UP TO THE KENMORE ASSOCIATION TO SEE THAT THESE EFFORTS CONTINUE TO PAY OFF!

PROPOSED CHANGE OF USE AT 461 COMMONWEALTH AVE. OPPOSED BY KA

Massachusetts Institute of Technology (MIT) had hoped to buy the building at 461 Commonwealth Avenue for use as a fraternity residence for approximately 35 students.

The KA opposed this, as we have other developments which would convert area property for student housing.

An attorney representing MIT informed the KA that the school decided "for several reasons" not to continue with the project. He also stated that MIT has not terminated the purchase and sale agreement for 461 Commonwealth Avenue.

BRA STUDY PRESENTS PROBLEMS AND STRATEGY

The Boston Redevelopment Authority's (BRA) Neighborhood Planning Program has recently published a study entitled: "District Profile and Proposed 1979-1981 Neighborhood Improvement Program for the Fenway-Kenmore Area".

The BRA divides the district into the Fenway, Kenmore and West Fens sub-areas. The KA's boundaries surround most of the Kenmore and West Fens.

The report says Kenmore Square has, "emerged as a youth oriented retail and entertainment center" and notes that the area's reputation for prime office space, hotels, and stores, no longer exists.

The BRA recommends action be taken on specific issues including the mix of uses of the property, which, "contributes to the Kenmore sub-area's lack of stability, diversification and aesthetic appeal."

Other issues mentioned are the traffic, parking, and litter problems created by ballgames at Fenway Park.

Traffic is also an issue in the West Fens sub-area. The three-block portion of Boylston Street between the Fens and Brookline Avenue is described as an, "auto-oriented commercial strip."

In going further than merely stating the problems, the BRA outlines strategy for solving them. The report states:

"A comprehensive, visible program of rehabilitation is required to re-establish a sense of balance and character to this important and well-located commercial center. Both public and private investment and determination are necessary. Any public investment made in the Square is contingent upon the establishment of a strong local business organization and the exhibited willingness of those businesses to participate themselves through private investment. There have been business groups in Kenmore Square in the past; WITHIN THE LAST YEAR A NEW LOCAL GROUP HAS BEEN FORMED with the assistance (and promise of City support) of the Neighborhood Business District Program." (emphasis added - that's US folks)

The report recommends the City upgrade the area's sidewalks, curbing, pedestrian crossings, and traffic flow, and add waste baskets, bicycle racks, benches, signage and lighting.

And the BRA's recommendation for the private sector should find agreement with all who care about the neighborhood:

"In the private domain, property owners and abutters must organize into a permanent, active, effective group. The merchants, in particular, should formulate a strategy that includes: (1) specifying needed public improvement; (2) emphasizing solidarity and the area's assets through promotional efforts, setting similar store hours and advertising together as a group; (3) pressuring retailers and restaurateurs to improve their facades, signs, maintenance, and the goods and services they offer; and (4) seeking to attract new enterprises and a broader range of uses such as quality boutiques or condominiums or professional offices, to generate more and higher-grade business."

The BRA is saying that public funds are not enough; that the area's merchants and property owners must become active and united, to turn the neighborhood around.

KA NOTES

There are still a few members who haven't paid their 1979 dues. Our newest members, who have all paid, are: Ryan, Elliot & Coughlin (24 Federal Street); Pollock Management Corp. (862 Beacon St.); Quest Bookshop (122 Bay St. Rd.); Pilgrim Management Corp. (739 Boylston St.); Eric Soderlund (466 Commonwealth Ave.).

Our Board of Directors has elected Paul Weiscopf of the Charlestown Savings Bank to replace Shirley Dunlap of the First National Bank on the Board. Shirley is now at the First's Brighton branch.

We are now a tax exempt organization under the provisions of the Internal Revenue Code section 501 c (6).

The KA welcomes the following new businesses to the area: Spinoff (145 Ipswich St.); Back Bay Stationers (540 Commonwealth Ave.); Sid Kaufman's Office Place (584 Commonwealth Ave.); and Medi-Rents (677 Beacon St.).

Paul W. D'Addario
Editor

DON'T FORGET OUR OCTOBER 23 MEETING AT 11:00 a.m. AT THE LOURDES CENTER, 698 BEACON STREET

There will be presentations at the meeting about:

1. How you can become involved in the RESTORE Program.
2. The future of Kenmore Hall

ALSO: Boston Police Captain McDonald will answer KA members' questions concerning police protection in the neighborhood.

FOR MORE INFORMATION ABOUT THE KENMORE ASSOCIATION CALL: 262-6246

Kenmore Association Inc.
P.O. Box 644
Kenmore Station
Boston, MA 02215

KENMORE NEWS

DECEMBER, 1979

KENMORE ASSOCIATION INC., P.O. Box 644, Kenmore Station, Boston, Mass. 02215

KA AND POLICE TAKE ACTION

Crime is not a new problem to Boston or the Kenmore area, nor are complaints of inadequate police visibility. But what is new is that the KA and Boston Police District Four are working to provide area residents and business people with the opportunity to work together at improving unsatisfactory conditions.

WHAT WE ARE DOING:

KA Survey- The KA is currently conducting a survey to allow our members to offer their opinions about the work of local police. We will send the results to police and city officials. Also, we will present the results at a meeting that Fred Betzner, manager of the Back Bay-Beacon Hill Little City Hall, is arranging at our request, with representatives from the Mayor's Office of Public Safety, and Boston Police Department.

KA Police Reports- KA members now have police report forms available to document crimes and complaints. By monitoring police performance we can be active in correcting police-related problems and preventing crime.

WHAT THEY ARE DOING:

Reorganization- On December 2nd, police in District Four began a new patrolling program that divides the district into four quadrants: Kenmore-West Fens; East Fens; Back Bay; South End. The old patrolling system divided the district into 13 sectors.

Two types of patrols now cover the district. Neighborhood cars are kept in one quadrant as much as possible. This allows the officers to keep abreast of the neighborhood's needs. The other patrols are rapid response cars, which will respond to 911 calls throughout the district.

Lt. William Bratton, the program's director, has also told the KA that police increased surveillance in a section of Kenmore Square in which several break-ins occurred during October and November.

WHAT WE ARE DOING TOGETHER:

NRP Program- The KA and District Four are planning to begin the Neighborhood Responsive Policing Program (NRPP) in the Kenmore area in early 1980. The Boston Fenway Program and Boston Police Department began this unique program in August 1978, to address public safety issues in District Four neighborhoods.

The program begins with a block meeting at which police explain how they patrol the district and answer questions. All local residents and merchants in a specified area receive invitations to the block meetings.

The program's second phase involves 15-20 residents, business people, and institutional representatives, who form panels. During monthly meetings with police who regularly patrol the neighborhood, panelists discuss crime-related concerns and make constructive suggestions. Through this panel program, residents in the Fenway Park area made police aware of their concern over illegally parked cars. Concerns of other neighborhoods have included prostitution, street cleaning and car thefts.

DON'T FORGET THE KA HOLIDAY CELEBRATION- WEDNESDAY DECEMBER 19
5:30 p.m., AT THE LOURDES CENTER, 698 BEACON STREET

KA WANTS CARD FOR KENMORE

In an effort to induce long-term commercial development in our neighborhood, the KA is urging the Boston Redevelopment Authority (BRA) to complete an application to designate the Kenmore area as a Commercial Area Revitalization District (CARD).

The program helps businesses located in, or who wish to locate in, a designated CARD, obtain financing for major capital improvements. Development incentives, which until now have been available only to industrial enterprises, are available for commercial development in CARD areas. These incentives are: (1). Tax free industrial revenue bonds that can be used to finance up to 100% of a project's costs. (2). Mortgage insurance on a portion of the total project's financing. (3). A net income deduction and tax credit to be applied to state corporate excise taxes.

The BRA drafts CARD proposals, which must be aimed at avoiding or correcting deterioration of a predominantly commercial area. Approval is needed from the Boston City Council, mayor and Mass. Office of Communities and Development.

The BRA has prepared CARD plans for several areas of Boston, including Roslindale Square; Cleary Sq.-Hyde Park; Grove Hall-Roxbury; Bayside Mall-Dorchester, and Museum Wharf.

Despite being an ideal area for the CARD program, the Kenmore area has thus far been lost in the shuffle of CARDS - and the KA is trying to change that.

KENMORE AREA DESIGNATED AS ARCHITECTURAL CONSERVATION DISTRICT

While we push for a CARD designation for our neighborhood, another designation appears to be closer to reality.

The Boston Landmarks Commission on November 27, approved a proposal designating Bay State Road and parts of Commonwealth Ave., Beacon St., and Newbury St. as the Bay St. Rd.-Back Bay West Architectural Conservation District.

Mayor White must now act on the proposal, which will also need confirmation by the Boston City Council. Final approval is expected in January 1980.

Designation as an architectural conservation district identifies the area as historically and architecturally significant to the city, and protects the architectural integrity of the district through a design review process.

The design review process requires that anyone wanting to change any exterior architectural feature, (signs, doors, outside lighting, air conditioners, etc.) receive approval from the district's commission. Changes to the interior of buildings need no approval from the commission.

The Bay St. Road-Back Bay West Architectural District includes property along Bay St. Road; Commonwealth Ave. (461 to 497, and 464 to 496; Beacon St. (583 to 623, and 590 to 632); Newbury St. (517 to 545); the western side of Charlesgate West; the eastern side of Grahm St.; and portions of Raleigh, Deerfield, Sherbourne and Granby streets.

ELDERLY HOUSING PLANNED FOR KENMORE SQUARE

Boston University has announced plans for developing elderly housing in two of the three buildings left vacant by Grahm Jr. College's closing last April.

BU and the Boston planning and developing firm of Harrington, Keefe and Schork formed the Kenmore Square 1979 Realty Trust to acquire the property, and intend to convert Kenmore Hall and the attached Wadsworth building into 191 units of senior citizen housing.

Kurt Schork, vice-president of the developing firm, and Jon Westling, special assistant to BU President John Silber, presented their plans at the KA's October 23 meeting, which received coverage by WNAC-TV (Channel 7).

Schork says there are now no plans for developing the two buildings for any use other than elderly housing, and he expects Massachusetts Housing Finance Agency (MHFA) financing and Section 8 rent subsidy commitments by May 1980. Section 8 rent subsidies enable residents to pay no more than 25 percent of their income for rent.

Schork says renovation will begin immediately after MHFA approval and be completed in about 18 months. He adds that there will be no demolition or additions to the property.

BU plans office or academic use for the third Grahm building, located at 632 Beacon Street.

Sonesta International Hotels Corp., holder of second mortgages on the Grahm property, gained control after a lengthy foreclosure process, when sealed bids were opened during a bankruptcy court proceeding. Sonesta then entered into the agreement to sell to Kenmore Sq. 1979 Realty Trust.

MBTA CLEAN-UP CAMPAIGN

Should the elderly housing project proceed as scheduled, the tenants will be able to take advantage of the MBTA's convenience to Kenmore Square. The "T"'s Kenmore subway and bus stations are also among the busiest in the system. But despite being convenient and busy, they are also poorly maintained.

In September, the MBTA began a clean-up campaign. The program, which involves cleaning, painting, and other repairs, began at some of the larger downtown stations. MBTA crews have performed major cleaning at State Street, Government Center and Washington stations, and work is currently in progress along the Green Line, at Park Street, Copley, and Arlington stations.

The KA has told Anne Doyle, manager of the program, of the improvements needed in the Kenmore stations. Waste baskets, information signs, and maps are lacking. Improved maintenance is also needed to clean the litter often strewn in and around the entrances.

Because of such conditions, the thousands of people who use the Kenmore stations to get to work, do their shopping, see their doctor, or attend Red Sox games, get the impression that the MBTA doesn't care about its appearance.

KA NOTES

Message from President Monosson: "Because the visual appearance of our community is so important, we are asking the MBTA and the city to maintain their property. But the area's appearance is also partly our responsibility, and we must take pride in our neighborhood. As I walk through the area picking up papers and collecting signs illegally taped to public and private property, I notice that more merchants are taking time to clean.

I applaud those who maintain their property, and urge those who are not, to do their share. It doesn't take a lot of time if everyone helps out. I also think more businesses, especially those offering food on a take-out basis, should maintain a container in front of their store, for their customers' use.

To those who are trying, keep up the good work. And to those who haven't made the effort, I hope you will begin. The Kenmore Association will achieve its goals much quicker, if everyone participates."

New Members:

Our newest members are: Harvard Club of Boston, 374 Commonwealth Ave.; Medi-Rents, 677 Beacon St.; Beacon Auto Radiator, 110 Brookline Ave.; Plaza International Corp., 12 Newbury St.; Aku Aku Restaurant, 390 Commonwealth Ave.; Back Bay Stationers, 542 Commonwealth Ave.; Fenway Sportscards & Comics, 468 Commonwealth Ave.; SMT Restaurants (Relax-a-Bit) 506 Commonwealth Ave.; and Sage Motor Hotels, 677 Beacon Street.

Since the KA's May anniversary dinner, 24 members have joined - a 40% increase!

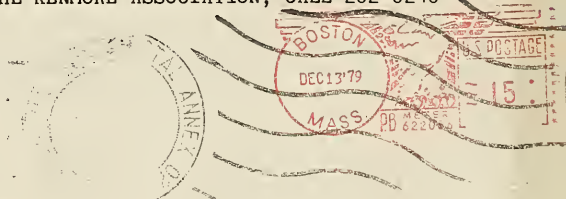
Holiday Celebration Planned

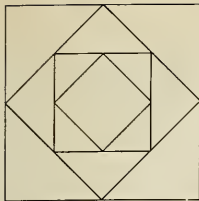
We hope to see all our members and invited guests at our 1979 Holiday Celebration: December 19, at 5:30, at the Lourdes Center, 698 Beacon Street. The celebration committee, (Bob Bakst, Paul Weiscopef, Fr. Donald Gagne, Arthur Tremblay, and Harold Gordon) has planned a fun, festive affair. Drop by and enjoy an evening with your neighbors. You'll be glad you did!

Paul W. D'Addario
Editor

FOR MORE INFORMATION ABOUT THE KENMORE ASSOCIATION, CALL 262-6246

KENMORE ASSOCIATION INC.
P.O. Box 644
Kenmore Station
Boston, MA 02215





Kenmore News

Kenmore Association, Inc.
P.O. Box 644
Kenmore Station
Boston, MA 02215

January, 1980

1979: A YEAR OF PROGRESS IN KENMORE

Many positive changes occurred in the Kenmore neighborhood and the Kenmore Association in 1979. Work begun soon after the KA's formation in 1978, began showing results. We became a force for change in the neighborhood. For the first time in many years government agencies, the media, and community groups, heard the collective voice of the Kenmore business community.

A look at the events of the past year indicates that the movement to revitalize the Kenmore area gained momentum. By continuing the movement, we will continue to see our community improve in the 1980s. Below is a review of some of last year's progress, along with a look at expectations for 1980.

NEIGHBORHOOD DEVELOPMENT: We will encourage long-term development in 1980 by continuing to work with the Boston Redevelopment Authority to have part of the Kenmore area designated as a Commercial Area Revitalization District (CARD).

CARD is a state-sponsored program offering development incentives to help business people obtain financing for capital improvements. One incentive allows businesses who locate or expand in a designated CARD, to obtain tax exempt bonds issued by the Boston Industrial Financing Agency. Such bonds mean that the mortgage money will be at least two or perhaps three percentage points lower than conventional bank mortgages.

Expansions: During the past year, The Art Institute of Boston installed a second gallery (open to the public), administrative offices and studios, in 708 Beacon Street. This space had been vacant for several years and the school's expansion did not adversely affect the city's tax revenues. Gallery West, opened in the fall, joining Gallery East, located at 700 Beacon Street.

Also in 1979, the Harvard Community Health Plan (HCHP) moved its Kenmore Center from 690 Beacon St. to Two Fenway Plaza, where the S.S. Pierce warehouse once stood. In addition to increasing the health center's capacity from 37,000 to 52,000 members, HCHP moved its administrative offices from Allston to One Fenway Plaza, adding approximately 400 employees to the area.

New Businesses: Some of the variety of new businesses that opened in 1979 include Back Bay Stationers; Fenway Sportscards & Comics; Paco's Tacos; Medi-Rents (medical fitting center); Souper Salad; Spinoff; Centil (videotape and film producers).

Also, by testifying at hearings before the Boston Licensing Board, Licensing Division and Board of Appeal, we were able to monitor the types of businesses moving into the area. Using the results of a survey of our members' feelings regarding new licenses, we successfully opposed a proposed pinball arcade. We also objected to the conversion of area property for student housing, and encouraged developments that would add permanent residents to the area.

REMEMBER THE NEXT KENMORE ASSOCIATION MEETING:
Tuesday, January 22, 9:30 a.m., at the Lourdes Center, 698 Beacon St.

CDBG: In 1979, the city and the Department of Housing and Urban Development approved two Community Development Block Grants for the Kenmore area totaling \$25,000. One grant will add business amenities. The other will be used for the "restore" program, which gives a 20 percent rebate (up to \$1,000) to merchants and commercial property owners who improve their storefronts.

A design review committee will present guidelines for restore participants at a public meeting in early 1980. The committee consists of local business people and residents; Virginia Hurley, of the Neighborhood Business Program; and Mark Favermann, an urban design consultant employed by the city,

MBTA: After meeting with the KA, MBTA workers made some improvements to the "T's" Kenmore program. Extensive repairs are scheduled to begin in February.

We also hope to see the "T's" new pass program begin at one of the banks located in Kenmore Square. The new program allows riders to purchase monthly passes on the last five working days of every month, during regular banking hours. Many banks in the Boston area are already involved in the program.

POLICE: Throughout 1979, communication improved between KA members and the Boston Police Department's District 4, which includes the Kenmore-West Fens area. Members had the opportunity to express their concerns to police representatives at our meetings and in a recent survey.

Also, the police began a new system last month, for policing the district. It is designed to permit officers to develop an identity with neighborhoods and neighborhood residents. And citizen/police panels will soon form, which will allow local residents, business people and institutional representatives to discuss their concerns and priorities at regular meetings with the police.

CITY SERVICES: Many city departments heard from the KA for the first time in 1979; and they heard from us more than once. The Public Works Department added poll baskets in Kenmore Square and we are working to get more installed. Also, operation "Hub Scrub" removed signs glued to public property and sited offenders. And after taking a tour with the KA, the Traffic and Parking Department replaced many signs.

The KA took action on other problems including broken traffic signals and streetlights, unenforced parking violations, rats, inadequate street cleaning, dead animals, and poorly maintained public property. We will continue close contact with these departments in 1980.

CLEAN-UP: With the help of the Park Drive Pre-Release Program, and Fenway Little City Hall, the KA held a Kenmore clean-up in 1979, and plans have begun for a similar effort in 1980, in cooperation with neighborhood residents.

MALL: After a four year effort by the Kenmore Area Action Council, a local residents' group headed by KA member Madeline Kasdon, work began in 1979, on the \$150,000 renovation of the Commonwealth Ave. Mall, between Graham St. and Charlesgate West. When completed in the spring of 1980, the area will be surrounded by a four foot high fence and have new bushes and plants, graded sidewalks and curbs, and a new walkway and watering system. According to Mayor White's office, "Monies used in the reconstruction are the first major city expenditure for the Kenmore Square area."

DESIGNATION: A project that began over two years ago is expected to receive final approval by the Boston City Council in 1980. The Boston Landmarks Commission and Mayor White have approved a proposal by the Bay State Road Study Committee, also chaired by Madeline Kasdon, to designate Bay St. Road and parts of Commonwealth Ave., and Beacon and Newbury streets, as the Bay St. Road-Back Bay West Architectural Conservation District. Such a designation would identify this area as historically and architecturally significant and protect its architectural integrity through a design review process.

MEDIA: Media recognition of the Kenmore revitalization movement increased in 1979. Coverage by The Boston Globe, Boston Ledger, The Boston Herald American, WNAC-TV and WEEI-AM, indicates they are beginning to realize community residents, property owners and merchants are determined to restore Kenmore to the quality neighborhood it once was.

ELDERLY HOUSING: The most recent article of local interest appeared in the Herald's December 24 issue. It concerned the conversion of the former Kenmore Hotel into elderly housing units. Conversion of the property (located at 490 Commonwealth Ave.) is scheduled to begin in 1980, after approval is obtained from the Mass. Housing Finance Agency. Boston University and the development firm of Harrington, Keefe, & Schork are partners in the project.

KENMORE STREET: On March 1, 1980, "Grahm Street" will return to its former name, "Kenmore Street". The Boston Public Improvements Commission approved a KA petition for the change, which was supported by residents.

CHRISTMAS PARTY: The year ended with the KA's Christmas party, which was made successful through the hard work and cooperation of many KA members. Kenmore Deli, Elsie's, Souper Salad, El Gaucho's, Deli-Haus, The Ark, Kenmore Club and Kenmore Wine, provided plenty of good food and drink. And the prizes raffled were donated by Webb's, Silva's Texaco, Sid's Dry Cleaning, Pennsylvania Company, Shawmut Bank, Hoffman Florist, First National Bank, Campus Pharmacy, American Computer Group, and Kenmore Sq. Apartments. Also, the Charlestown Savings Bank gave a pen to everyone who attended.

B.U. STUDENTS: Another attraction at the party was a slide-tape show about the Kenmore neighborhood, presented by five students in Boston University's School of Public Communication. The students' work for the KA was one requirement for their publicity course taught by the project's coordinator, Gary Woonteiler, assistant professor of communications.

In addition to the excellent show, the students produced a campaign proposal, which the KA will use for publicity efforts in 1980. They also wrote feature stories about the area and conducted a survey in Kenmore Square.

The survey's results (which will be sent to all KA members) indicate that the respondents liked Kenmore Square's stores, convenience, and diversity of people, and disliked the traffic, physical atmosphere and litter. When asked what top priority the KA should have for the area, the three answers given most often were: cleanliness; traffic; and safety.

The KA thanks Professor Woonteiler and the students - Steve Crawford, Lourdes Sastre, Judy Smith, Adrienne Sussman, and Jim Trainor - for using their professional skills to aid our organization and the community.

KA'S NEW LOOK: Another addition to the Kenmore community in 1979, was the birth of the Kenmore News. This issue introduces the KA's new symbol, which along with new stationery, was designed by Gregory Fossella Associates, and printed by Draper Printing. The KA appreciates the generous contribution of time and talent made by these community-minded businesses.

Draper Printing, (160 Brookline Ave.), moved its business to the Kenmore neighborhood in 1971, from what is now the Federal Reserve Bank. Richard and Ken Draper are the third generation to own the award-winning business begun by their grandfather in the 1880s. Ken has been active in increasing the KA's membership.

Gregory Fossella Associates, (479 Commonwealth Ave.), is an internationally known industrial design firm with an affiliate office in London. They have received over 250 awards for excellence in the design of packaging, products, and corporate identification programs. Their clients include Exxon, General Electric, Texas Instruments, Xerox, and Hughes Aircraft. Gregory Fossella, the firm's founder, is a member of the KA's Board of Directors.

NEW MEMBERS: With the addition of our newest members - Boston Heritage Broadcasting (WQTV-Channel 68, 390 Commonwealth Ave.); General Optical Co., 400 Commonwealth Ave.); B & M Technological Services, (520 Commonwealth Ave.); Paco's Tacos (514 Commonwealth Ave.); 382 Realty Trust (382 Commonwealth Ave.); and Dr. Laurence Barsh (665 Beacon St.) - the KA closed 1979 with 30 new members; a fifty percent increase in membership.

SUMMARY: As we begin a new decade, Kenmore's future looks brighter than it has for many years. In 1980, we can look forward to the completion of the Commonwealth Ave. Mall; beginning of Kenmore Hall's conversion to elderly housing; approval of the Kenmore CARD: participation of merchants in the "restore" program; final approval of the Bay St. Road-Back Bay West Architectural Conservation District; citizen/police panels; repairs to the MBTA's property; cooperation between residents and the business community.

You can learn more about these items and the KA at our next meeting:
Tuesday, January 22 at 9:30 a.m., at the Lourdes Center, 698 Beacon Street

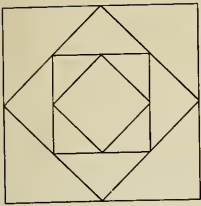
Paul W. D'Addario
Editor

FOR MORE INFORMATION ABOUT THE KENMORE ASSOCIATION, CALL 262-6246

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PUBLIC INVITED TO COMMENT ON PROPOSED AREA IMPROVEMENTS

The Kenmore community will soon have the opportunity to comment on physical revitalization proposals for the Kenmore Square area. An exhibit of the proposed plans, with a suggestion box provided, will be displayed during regular banking hours, beginning March 19, at the Kenmore branch of the New England Merchants National Bank, and two weeks later at the Charlestown Savings Bank's Kenmore office.

The proposals to be displayed are the product of the Kenmore Design Review Committee; comprised of local business people and residents, a member of Boston's Neighborhood Business Program, and an urban design consultant hired by the city. The committee formed last fall to develop guidelines for the implementation of two federally funded grants approved by the city and federal governments.

One grant provides \$17,500 for the RESTORE program, which will enable merchants to receive a 20 percent cash rebate of up to \$1,000 for storefront improvements that comply with the design guidelines. The other grant of \$7,500 will be used to add business amenities in the area.

Following public comment on the proposed guidelines, a booklet will be produced containing an explanation of the final guidelines developed through the design review process. The booklet will also include a commercial history of the area and an illustrated glossary, to aid in understanding the area's architecture. Also, the Neighborhood Business Program makes 10 hours of architectural help available to individuals involved in the program.

After the guidelines are in place, those wanting to participate in RESTORE must get their design plans and finished work approved by the Design Review Committee. The business representatives on the Kenmore Design Review Committee are KA members William Willis (Art Institute of Boston); Gregory Fossella (Gregory Fossella Associates); Paul Weisopf (Charlestown Savings Bank); Mike Tighe (Boston University); and Jim Nestor (520 Commonwealth Ave. Realty). Residents on the committee are Janet Brown, Madeline Kasdon, and Dorthea Ryan. Virginia Hurley is the representative of the Neighborhood Business Program, and Mark Favermann the urban design consultant.

REMINDER: All KA members should have received invitations to the March 18 reception marking the opening of the exhibit, and should R.S.V.P. if they have not already done so.

OUR ANNUAL MEETING IS APRIL 9TH

(See Page 4)

BOSTON'S SIGN CODE TO BE ENFORCED

You may be among the many Bostonians who are unaware that the city has a sign code, and that all signs erected or altered must receive a permit from the Boston Building Department. In fact, it has been estimated that over half of the thousands of commercial signs erected throughout Boston since the code took effect in 1973, are illegal.

This situation will soon be changing.

Building Commissioner Francis W. Gens is heading a group that is developing a program to enforce the sign code in the Kenmore, Back Bay, and Beacon Hill neighborhoods, using a \$30,000 Community Development Block Grant. The KA is participating in the development of the program, which is intended to serve as a model for sign code enforcement throughout the city.

One aim of the program is to expedite court action against violators who fail to correct illegal signage. Also, because ignorance appears to be a major reason why many illegal signs exist, the grant will also be used to produce brochures explaining what must be done to get signs approved.

City inspectors will work with neighborhood groups to bring commercial signs into compliance with the sign code. Sign code violators in the Kenmore area may take advantage of the RESTORE program (see page 1) to bring their signs in compliance with the code, and at the same time make improvements to their storefronts and facades.

CITGO SIGN TO REMAIN OFF AT NIGHT

It'll continue to be lights out for the Citgo sign.

Built over 40 years ago, the Kenmore Square sign has become an unofficial landmark of Boston. The sign is the only remaining one of its type owned by the Cities Service Oil Company, who once owned similar signs throughout the country. It contains over two miles of neon and measures 60 by 60 feet with 12 foot high letters.

Last fall, the company complied with Governor King's request to turn the sign off as part of his campaign to discontinue non-essential lighting. According to Bob Latshaw, spokesman for the company, "We are in the energy business, and agreed to show good faith and turn it off, as a symbol of the seriousness of the energy situation."

Latshaw also says the company receives many inquiries about the future of the sign, but that there are no plans to remove it because of its tremendous daytime visibility.

MBTA IMPROVEMENTS BEGIN

Acting on our requests for better maintenance, an MBTA work crew has begun painting the Kenmore subway station and is planning to improve the signage on its Kenmore Square property. Anne Doyle, coordinator of maintenance services, toured the area in February and was extremely helpful in getting the clean-up project started.

POLICE MEETINGS CONTINUING

The Boston Police Department, in conjunction with the Boston-Fenway Program has been holding a series of police-community block meetings in the Kenmore area to explain the new Neighborhood Oriented Policing Program. At these meetings, a lieutenant from District Four also explains the 911 system, how to prioritize telephone calls to the police, how to protect yourself and your property, and gives crime statistics for your block. A question and answer session follows the presentation.

After the series of block meetings, police-citizen panels will form, which will meet regularly and work to resolve problems in the area. If you have not as yet attended a block meeting, you should attend one of the two remaining. They will be: 7 p.m., Tuesday March 18 and Tuesday March 25 at the Lourdes Center, 698 Beacon Street. Here's your chance to discuss problems directly with the police. Take advantage of it!

If you have questions about the block meetings or the police-citizen panels, contact the program's director, Lt. Bratton, or Julie Rossborough, program coordinator, at 247-4457.

IT'S KENMORE STREET AGAIN

It became official on February 29, when the signs were changed and "Graham Street" (running between Commonwealth Avenue and Newbury Street) became "Kenmore Street" - again.

Soon after the Hotel Kenmore became a dormitory for Graham Jr. College in the mid-60's, the street became Graham Street. After the school's closing, the KA successfully petitioned Boston's Public Improvements Commission to return the name to Kenmore Street - its name when the hotel was built nearly 60 years ago.

When the hotel opened in 1925, the Herald wrote, "This great hotel, situated in one of the most exclusive sections of this aristocratic avenue, is thoroughly in accord with its residential surroundings," and called it "The last word in hotel furnishings and equipment."

Michael Rudnick, one of the hotel's builders, was interviewed by B.U. student Steve Crawford as part of a project for the KA. Rudnick said that soon after the hotel opened, "Everybody was talkin' Kenmore." In fact because of the hotel's popularity, the area's name was changed from "Governor's Square" to Kenmore Square."

Today, plans have been proposed to convert the building to elderly housing units. Financing commitments for the project are being sought from the Mass. Housing Finance Agency. A decision is expected by June.

Stories abound about the Kenmore's history. It's commonly known that the hotel housed the major league baseball teams who visited Boston to play the Red Sox or the Braves. And many Bostonians have fond memories of attending affairs in the chandeliered ballroom and dining room.

But the 94-year-old Rudnick also remembers, "Traffic was always a problem in Kenmore Square;" which proves some things never really change.

NORTH END MERCHANTS AID PROJECT

Led by a \$10,000 donation from the Boston Garden owners, North Station area merchants plan to contribute \$25,000 to a \$250,000 beautification project planned for their area. The city will pay the cost of the remainder of the project, which includes tree planting and sidewalk widening. Work is expected to begin this spring.

KA ANNUAL MEETING:

The Kenmore Association's annual meeting will begin at:

5:30 p.m. on Wednesday, April 9, 1980 at the Lourdes Center, 698 Beacon Street.

All members should be represented at the meeting. The agenda will include the election of officers, formation of committees for the upcoming year, and voting on changes in our bylaws, including the extension of our boundaries. Members will be sent information about the changes prior to the meeting.

A special guest is also being invited, but you'll have to attend to find out who it is!

To make reservations, members should call the KA office at 262-6246.

NEW MEMBERS: Our newest members are: Spinoff (145 Ipswich St.); Dennis Forman, attorney (520 Commonwealth Ave.); and Fenway Billiards (590 Commonwealth Ave.).

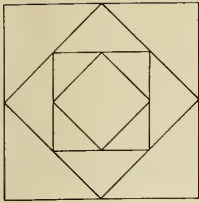
CORRECTION: In the latest list of the KA's members you received, you may have noticed the First National Bank of Boston was missing. The bank was one of our original members and continues to be very active, and should have been included on the list. We apologize to the First for the error, which was the first of its kind!

Paul W. D'Addario
Editor

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MAYOR WHITE ADDRESSES ASSOCIATION'S MEETING

Saying, "The recognition by the city of the Kenmore Association as a viable business organization has been made," Kenmore Association President Sonny Monosson presented an award at our annual meeting on April 9th, to Boston Mayor Kevin H. White for the city's continued support of our organization.

Upon accepting the award, Mayor White told the nearly 60 KA members and friends in attendance that while the city, "had done a little" the neighborhood had begun to improve because of "initiative INSIDE." He stated that although the Kenmore area, "...wasn't Camelot overnight, enormous progress and vitality - particularly within your organization - had picked up in an incredibly short time."

Mayor White's remarks reflected those of KA President Monosson, who thanked all who had contributed to the Association in various ways over the past two years. "The feeling of revitalization came slowly, but steadily gained momentum through the work of our executive director, our officers, directors, and active members.

"The important thing to remember is that two and a half years ago I knew very few of you and we have finally met, attended meetings together and supported our neighborhood together."

After being re-elected president, Sonny told members "We have some jobs still to be done," and called on all members to work toward the following goals:

"WE MUST SET EXAMPLES FOR OUR NEIGHBORS. We as individuals must take pride in our personal areas - the buildings we're in, the surroundings we inhabit."

"We must get the absentee landlords and property owners active in this Association."

"We must get the Red Sox active in this Association. We need help from all of you - especially the help of the Red Sox and the continued cooperation and support of Boston University. We must get more from our members - more money, time, ideas and services.

"We need the help of the city, in making the community a pleasant place to work in, visit and pass thorough. Kenmore Square should be one of the finest, cleanest areas of Boston. It used to be and there's no reason why it can't be again."

KA OFFICERS ELECTED

In addition to re-electing Sonny Monosson as president at our annual meeting, KA members also re-elected Bob Bakst as vice-president and Gerry Lacasse as our new treasurer. Gerry is the assistant vice-president of the First National Bank and former president of the Dorchester Board of Trade.

Thank you Harold! Harold Gordon, who had been treasurer since the KA's formation in 1978, was ineligible to run because no members may hold any one office for more than two consecutive years. As the owner of one of the oldest businesses in Kenmore Square, Harold's contribution of an enormous amount of time, energy and ideas to the KA cannot be overstated. He has served our organization and our neighborhood well and we thank him.

DISPLAY AT CHARLESTOWN BANK

If you haven't done so, you should stop by the Charlestown Savings Bank's Kenmore office, and view the Kenmore Design Review Committee's proposed physical improvements in the Kenmore Square area. The display, which was prepared and funded by the Mayor's Neighborhood Business Program (MNBP), includes proposed guidelines for businesses taking advantage of the RESTORE program, and a proposed sculpture to be located on the traffic island in Kenmore Square, near the pollution monitoring station.

Prior to being displayed at the the Charlestown, the exhibit was located at the N.E. Merchants Bank's Kenmore branch, where an explanation of the exhibit was held. During the presentation, Virginia Hurley of the MNBP and Mark Favermann, an urban design consultant hired by the city, emphasized that RESTORE - which offers a 20 percent rebate up to \$1000 for storefront improvements - is not a negative program. Businesses or property owners interested in RESTORE should contact Virginia HURLEY at 725-4430.

PARA TOURS: Compassion and Kindness in Kenmore Square - by Michael Caruso

(The story below was written by a student in Boston University's School of Public Communication as part of a publicity campaign for Para Tours. The project was coordinated by Assistant Professor Gary Woonteiler, who coordinated a similar campaign for the KA last fall.)

Diversity has always been a prominent characteristic of the Kenmore neighborhood and the Kenmore Association reflects this: restaurants, retailers, financial and educational institutions, and night clubs are some examples of the multifarious appeal of our membership.

But members of the Association probably do not realize just how diverse their community actually is. Para Tours is one business that serves people in a rather different and interesting way.

Since 1957, Para Tours has been providing free three hour outings for wheelchair and bedridden patients; people who otherwise might spend almost the entire year indoors. It arranges for an ambulance or chair car to pick up a group of patients and transport it to the destination of its choosing. This could be Quincy Market, Boston Common, or any unhurried spot where people can relax in the warm sunshine.

(continued from page 2)

The Para Tours tale is a bit of a twist on the story of most Kenmore Associaton members. Shops and stores in the Square deal with people coming to them. "But Para Tours goes to the people," says Father Donald Gagne, executive director of Para Tours, "outside of Kenmore Square, in hopes of bringing them joy."

Yet the organization is most definitely rooted in the Square. Para Tours has been in the Lourdes Center building at 698 Beacon Street for the past seven years. But because of the low profile it maintains, Para Tours is one of the less recognizable features of the Kenmore Square area.

The fact that it is inconspicuously housed in the Lourdes Center adds to its anonymity. "When people walk by this building, with its cross on the outside," says Father Gagne with a smile, "they usually think of it only as a church. But the 'religion' practically stops after the first floor."

It is above that first floor, in an office tucked into the rear of the building, that he, along with his assistant Marie Ryan, runs Para Tours. (Neither of them receives a salary).

Each year, from May to October, Para Tours transports the disabled around the metropolitan Boston area. Applications for one of these outings are sent to the Lourdes Center office. The Para Tours staff arranges a convenient time and date with the applicants, trying to accomodate as many as possible. Last year Para Tours provided rides for over 1600 patients.

Riders are carried in an ambulance or chair car staffed by two fully-qualified Emergency Medical Technicians. During their ride they receive some light refreshments and \$5 to spend, usually for things like ice cream, postcards, magazines, or something to eat.

By this time you may be asking yourself, How come I never see a Para Tours ambulance around the Lourdes Center?

"This is just our office headquarters," explains Father Gagne, "we use ambulances and vans from Bay State Ambulance in Malden. They go directly from their garage to pick up patients. That's why you never see any vans in front of our building."

Although you won't see much activity outside of 698 Beacon Street, there is plenty of work going on inside. It is from this point that the organization runs its fundraising program. Para Tours is a non-profit agency that survives through donations by the public. It receives no government assistance.

Donations are mailed to the Lourdes Center office from over Eastern Massachusetts. Some are from relatives of handicapped people, others come from those who simply wish to help Para Tours continue its work. Para Tours hopes donations increase each year, so they can reach more patients.

So there you have it! Para Tours, a part of the rich diversity of your Kenmore neighborhood. "You may not have heard of us, or need us now," Father Gagne says, "but there may come a day when you or a loved one will."

And should that day ever come, we know we'll be in good hands at Para Tours.

LOCAL BUILDINGS SOLD:

KA member Northland Investment Corp., of Wellesley Hills has sold the Kenmore Medical Building at 636 Beacon Street for a reported \$821,000. Northland has made many improvements since acquiring the building in 1974 and will now be management and leasing agent for the building's new owners; a European investment firm.

The Braemore Apartments have been sold by KA member KSG Realty to The Braemore Company, headed by Zena Nemetz. Renovation of some of the apartments is expected to begin this summer.

COMM. AVE. MALL UPDATE

Work on the Comm. Ave. Mall, between Kenmore Street and Charlesgate West, is now expected to be completed by the end of May. Also, improvements are being planned for the portion of the Mall beginning at Charlesgate East, including renovation of the area near the statue of Leif Erickson.

SURVEY OF AREA BUSINESSES

Virginia Hurley, of the Mayor's Neighborhood Business Program is currently conducting a survey of all the businesses in the Kenmore Square area. Both KA members and non-members should have received the survey in the mail. Those businesses who have not received the survey should contact Virginia, at 725-4430.

REMINDERS TO KA MEMBERS

You should return the committee sign up forms as soon as possible. If you didn't receive a form in the mail or have questions, call our office at 262-6246.

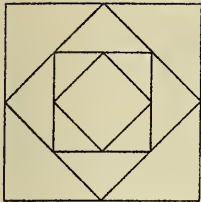
You should also contact the office to pass along any news, ideas for stories, or comments about the Kenmore News.

Paul W. D'Addario
Editor

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Kenmore News

AUGUST, 1980

Kenmore Association, Inc.
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KENMORE SITE CHOSEN FOR GIFT TO BOSTON

An original Lombard Lamp, the City of Hamburg's gift honoring Boston's 350th birthday, will be placed in the newly renovated Commonwealth Avenue Mall.

We are proud that a Kenmore site was selected from among other proposed locations in the city, and thank Deputy Mayor Katharine Kane for her support in bringing this magnificent addition to our neighborhood.

You are invited to the dedication ceremony on Wednesday, September 24th at 10 a.m. at the Kenmore Street side of the Mall.

STREETFAIR PLANNED

Not satisfied with their tremendous roller skating party/fundraiser, our ambitious Publicity Committee is now planning the Kenmore Association's first streetfair for Sunday, September 28, 1980.

Street entertainers, arts and crafts exhibits and a flea market will be in the Deerfield Street/Commonwealth Avenue area from 9 a.m. - 5 p.m.. Your ideas and energy are welcome. Give Arthur Tremblay a call at 536-5197 to help the committee make this event a success.

KA members will be given first choice for space to sell their products, but must notify the committee of their interest by Friday, August 29. Those needing space to sell food should call Harold Gordon at 536-0455. All others should call Marilyn or Dick Rumprik (262-6034).

IMPROVEMENTS BEGIN

Major developments have begun in residential property in the Kenmore area. As we have reported, the Braemore Apartments (466 Commonwealth Ave.) are slated for renovation. And local condominium development, begun over 18 months ago by Madeline Kasdon at 60 Charlesgate West, has recently increased tremendously. These and the improvements described below are signs that the Kenmore area is becoming a better place in which to work and live.

Condos for 461 & 465 Comm. Ave.: Condominium development is scheduled for two area buildings that have been empty of late. Five luxury condos are planned at 461 Commonwealth Avenue; a building that was once a funeral home and later fell victim to fire. The over \$1 million development of this key building will include the restoration of its historic architecture. One unit in this building has already been sold.

The seven to eight units planned for 465 Commonwealth Avenue will be smaller than those at 461, and "affordable to the working people" according to Ferdinand Arenella, who is involved in both projects.

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Kenmore Apts. Now a Co-op: The former Kenmore Apartments, 566 Commonwealth Avenue, are now the Kenmore Cooperative Towers. All 110 units in the building were purchased in two days!

More Condos: The Somerset Associates are planning condominium conversion for the Somerset property they recently purchased for \$5.1 million. Shops are also planned in the development which reportedly will total over \$15 million.

The rehabilitation planned by the new owners - a firm from New York and one from Montreal - will aid in attracting long-term residents to the area.

REP. FRANK

In another example of concern for our community, State Rep. Barney Frank aided efforts to end the previous owners' irresponsible management of the Somerset.

As you undoubtedly know, Barney is running for Congress and will no longer represent the Kenmore/Back Bay/Beacon Hill district he has served with distinction for eight years.

Rep. Frank was never too busy to return phone calls or respond to problems brought to his attention, and the Kenmore Association thanks him for not forgetting us or our neighborhood.

NEW EXECUTIVE DIRECTOR

Our Executive Committee has announced that Becki Spencer will be the KA's new executive director, replacing Paul D'Addario, who will be leaving on August 29th, to attend graduate school in Washington D.C..

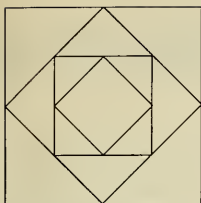
Becki recently received her M.A. in history from Boston University, after completing her undergraduate work at Northern Illinois University, majoring in history and communications. As a resident of the area and an employee of Paperback Booksmith in Kenmore Square, she has become aware of our community's positive and negative aspects.

The KA thanks Paul D'Addario for his efforts since becoming our first executive director in April, 1979, in establishing the KA as a visible organization determined to revitalize the Kenmore neighborhood.

NEW MEMBERS

Congratulations are in order for our Membership Committee, especially Tuck Willis and Dr. Michael Rubin, for their recent successful membership efforts. The KA now represents over 100 businesses, professionals and property owners and managers. We welcome our newest members:

Ferdinand Arenella, 471 Commonwealth Ave.; Bailey-O'Reilly Associates, 480 Commonwealth Ave.; Boston Ophthalmology, Inc., 636 Beacon St.; Capt. Nemo's, 538 Commonwealth Ave.; Cosmopolitan Manufacturing Co., 712 Beacon St.; O.W. Donnenfeld, D.D.S., 665 Beacon St.; Dr. Henry Epstein, 466 Commonwealth Ave.; Greater Boston Association for Retarded Citizens, 1249 Boylston St.; H & H Cleaning, 400 Commonwealth Ave.; Nuggets, 482 Commonwealth Avenue; Parker Travel Agency, 708 Commonwealth Ave.; Ty Porter (Architect), 401 Commonwealth Ave.; Sid Stone Sound Inc., 145 Ipswich St.; Stanhope Garage Inc., 25 Huntington Ave.; The Abbey Group, 10 Blandford St.; Trans National Travel, 2 Charlesgate West.



Kenmore News

Kenmore Association, Inc.
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10 TO CHALLENGE 7-9

Ten voters registered in the City of Boston, acting on behalf of the Kenmore Association, have filed a complaint in Superior Court requesting judicial review of the license approval at 7-9 Landsdowne St.

This court action will test the validity of a liquor license that has been issued by the local licensing board and approved by the Alcoholic Beverage Control Commission.

This license approval, which has been met with strong opposition from the KA, the community, and District Four Police, will be tested in court on the grounds that it is a public nuisance.

The case with 7-9 may also be distinguishable on the grounds that not only did the Licensing Board approve a change in ownership, but also a change in the scope and location of the license.

Management of 7-9 Landsdowne Corp. recently ran an advertisement in a newspaper called "Tommy's". The club, which they have named THE PIPELINE, has a projected opening date sometime in March, according to the ad.

Members will be notified of a court date when it is set, and are encouraged to get involved in the effort to stop the club from opening.

CHECKING INTO THE KENMORE HOTEL

The Kenmore Hotel and the Wadsworth building have been targeted for redevelopment by a team of Boston developers and architects.

The State Street Development Corp. has proposed a plan to convert the buildings into elderly housing, with commercial space on the ground floor. The ground areas in front of the building would be restored and courtyards created.

Combined, both building will have 218 units of elderly housing with 10% for the handicapped. Approximately 6,000 ft. of public area will be used for an auditorium, function rooms, and medical offices.

The State Street Development Corp. are hopeful that there is neighborhood support for this project, as it could strengthen their bid for Section 8 subsidy.

Section 8 is a grant funded by the department of Housing and Urban Development (HUD). The tenant puts 1/4 of his income towards the apartment rental and the remaining 3/4 is paid by HUD. This makes the program very attractive to elderly people on fixed incomes because regardless of their financial situation, they can afford to live in a modern development.

SHOPLIFTING SITUATION SERIOUS

There is a serious situation in the Kenmore Square area. Each week there are reports of gangs of youths who enter retail stores in Kenmore Square and steal armloads of merchandise. These youths intimidate the employees of the small businesses in the area by entering in large groups and blatantly taking whatever goods they wish to. Many of these stores employ only one or two persons who have been instructed not to intervene in a potentially dangerous situation.

This problem has been discussed at the police panel meetings, and most recently in a letter from KA President Sonny Monosson to Police Commissioner Joseph Jordan. Jordan was asked to consider the seriousness of the problem and take immediate action. Sonny Monosson requested more police visibility, especially during the day, a return of the foot patrol officer, and quick response to 911 calls which report a crime in progress.

Bernie Gelber, owner of the Clothes Line at 506 Comm. Ave., has been the victim of several incidences of shoplifting and stealing. A newcomer to Kenmore Square, Gelber realizes that the "city is a jungle" but is determined to make his business survive. Gelber has written more than 75 letters to city officials alerting them to the recurring problem in the area.

On one occasion, five youths were attempting to leave the store with assorted merchandise. Gelber and his store manager tried to resist them. "The kids started to

get a little violent" he said and the safety of his employee was far more important than the merchandise.

The incidences were repeated, and Gelber began to recognize the faces of the offenders. They are a group of high school aged youths that are frequently seen hanging around the area. In order to prevent them from entering the store, he installed a buzzer system on the front door. The door remains locked to prevent these youths from entering the store.

Average response time to one of Gelber's calls was usually 15 minutes. Lately, he says, the police have been more active. After attending the police panel meeting and getting to know the officers, Gelber finds they empathize with his situation and stop by more frequently. The police have indicated to Gelber that they know who these youths are. Gelber feels that the rein-statement of the walking patrol will allieviate the problem. Others may not agree.

If the situation does not begin to improve, the victims of these thefts stand to lose respect for and confidence in the Police Department. District Four Police reply that they are short of manpower and are not always in the immediate area when a crime in progress call is received. Also, they have been forced to prioritize 911 calls, and respond first to the most urgent. The police are making every effort to be a more visible presence in the area by checking on businesses on a regular basis.

RED SOX TO RENOVATE

The Red Sox have announced plans to add an additional 6600 seats to Fenway Park over the next several years, according to Red Sox Treasurer Jim Oliver.

The new seating areas will be added to the upper level of the structure. The only construction outside the existing walls will be an additional exit on Van Ness St. The Red Sox projected no starting date for the construction as financing for the improvements has not been finalized.

The Red Sox are aware of the additional traffic and parking burdens the increased capacity will create in the Kenmore area. Proposals have been made to several existing parking facilities, used mainly during the work-

day hours, suggesting that they make space available to Red Sox patrons on weekends and evenings. A shuttle bus between Fenway and the Prudential Center Garage may be experimented with this summer.

Because an estimated 4000 people walk to the park from the Green Line, the Sox have proposed that Yawkey Way and Brookline Ave. from Yawkey Way to Kenmore Square be closed to traffic for an hour before and after the game.

The Red Sox will engage a traffic consultant for further input as to how the congested traffic and parking situation might be alleviated.

Input from the community is encouraged, and the Sox will keep us posted on further developments as they occur.

NEWS NOTES

Boston-Boston's New Look:

Boston-Boston reopened as THE METRO at 15 Landsdowne St. on Feb. 7. THIS IS NOT AN ADDITIONAL CLUB, but a face-lift for an existing one. The club has been completely redecorated and features a sophisticated new video system to compliment the music.

KA on TV:

KA President Sonny Monosson will appear on Channel 5's "Nightshift", Mon, Feb. 16 at 1 a.m. The program is titled The Kenmore Saga.

Storage Space Needed:

The KA is currently writing its 1981 Clean Up proposal and would like to add a recycling project to the program. A donation of space--a garage, basement, warehouse--is needed in order to store recyclable materials until they can be collected. Anyone wishing to donate such as space should call Becki Spencer at the KA office, 262-6246.

New Sign Code Inspector:

Bob Matson has been appointed by the Zoning Division of the Building Department (City of Boston) to enforce the city sign code in Beacon Hill, Back Bay and Kenmore. He will review sign applications and examine violations brought to his attention.

He is anxious to assist any business considering a sign change, or new businesses designing their signs.

He can be contacted at 725-4708.

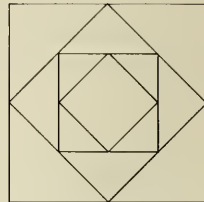
Space for Rent:

Office suites available at the Kenmore Medical Building, 363 Beacon St. Suites vary in size from 385 sq. ft. up to 1,500 sq. ft. For more detail call Kevin McDonald at 235-2900.



The Kenmore Association's annual fundraiser will again be held at SpinoFF Roller Emporium, 145 Ipswich Street. It is scheduled for April 27 from 7:00 to 11:00 p. m. The Publicity Committee will need a lot of HELP in getting this event together.

To volunteer YOUR services call Susan Perl at 267-9566 or Becki Spencer at 262-6246



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